



Request for Pre-Qualification

Castlegar & District Arena and Walking Track PRJ25033-R1

ADDENDUM NO. 1

Issued: June 12, 2026

Closing Date: 2:00 pm PDT, June 26, 2026

This Addendum forms an integral part of the Request for Pre-Qualification documents for PRJ25033-R1. Except as expressly amended by this Addendum, all terms and conditions of the RFPQ remain unchanged.

Some responses below relate to matters that will be further defined in the Stage 2 Negotiated Request for Proposals. Where a response refers to Stage 2 matters, it is provided for general information at the RFPQ stage and will be superseded by the specific requirements of the Stage 2 NRFP and associated documents.

QUESTIONS & ANSWERS

- Q1. Are the three references requested on page 4 of the Response Form for the Design-Builder or each individual on the Design-Build Team?**
- A1. *The references requested at the RFPQ stage are for the corporate Design-Builder.*
- Q2. Will a code report be included in the RFPQ or RFP stage?**
- A2. *A standalone code report will not be issued at the RFPQ stage. The Stage 2 NRFP and Owner's Statement of Requirements are expected to include relevant code assumptions used to develop the indicative concept. Those assumptions will be provided for information only and will not relieve the Design-Builder of responsibility for verifying and delivering a code-compliant design and completed project.*
- Q3. Can you clarify the \$2.789M referenced in recent public financial information? Is this amount in addition to the \$15M available project budget?**
- A3. *The \$2.789M identified in RDCK draft financial and project budget information is separate from the anticipated \$15M design-build budget. It represents RDCK-held project costs, allowances, contingencies, and owner costs currently anticipated outside the Design-Builder's fixed design-build price. The \$15M referenced in the RFPQ is the anticipated design-build price ceiling for Stage 2 Proposal purposes.*

Unless expressly stated in the Stage 2 NRFP/OSR, Respondents should not assume that the \$2.789M is available to increase the Design-Builder's price or scope. The Stage 2 NRFP will identify which costs are to be included in the Design-Builder's price and which costs, if any, are retained by the RDCK.

Q4. Is the Design-Builder required to participate in the naming rights portion of the project, or can they choose not to participate?

A4. No. The Design-Builder is not required to assign value to a naming rights opportunity or propose a naming rights arrangement. The intent of the naming rights portion of the project was to incentivize proposals to stay below the \$15m design-build budget.

Q5. When will the OSR be released?

A5. The Owner's Statement of Requirements will be released to shortlisted Proponents during Stage 2 with the NRFP Documents.

Q6. When is ice produced currently and proposed for the new arena?

A6. The existing arena generally produces ice from mid-August to mid-March each year and operates as a dry floor during the remaining months. For Proposal purposes, Proponents should assume the same operating season for the new arena unless otherwise stated in the Stage 2 NRFP.

Q7. Can a third-party firm participate in the naming rights if not part of the Design-Build Team?

A7. The NRFP will include the RDCK's proposed Naming Rights Transfer Agreement setting out the terms and conditions applicable to the transfer of naming rights. Any third-party naming rights arrangement will be subject to the terms of that Agreement and to RDCK review and approval.

Without limiting the foregoing, during the Stage 2 NRFP, the Design-Builder may propose a naming rights strategy that includes one of the following:

- (a) identify and secure a third-party naming rights sponsor and retain all sponsorship revenues, while retaining the naming rights and entering into its own commercial arrangement with the sponsor;*
- (b) identify and secure a third-party naming rights sponsor and retain all sponsorship revenues, and assign or transfer the RDCK Naming Rights Transfer Agreement to the sponsor, thereby transferring all rights and obligations associated with the naming rights arrangement to the sponsor;*
- (c) engage a third-party marketing or sponsorship agency to administer, promote, or market the naming rights opportunity on its behalf; or*
- (d) elect to assign a value to the naming rights without identifying a specific sponsor at the time of proposal submission.*

The Design-Builder shall remain fully responsible for its Proposal price, commitments, and performance obligations under the Contract, regardless of any third-party naming rights arrangement.

Q8. When would the proposed name for the arena be required to be submitted?

A8. Shortlisted Proponents will be required to identify in their Stage 2 Proposal whether they intend to include naming rights value and, if so, describe their proposed naming rights strategy. This may include whether the Proponent has an identified third-party sponsor, intends to self-name, or intends to market or assign the naming rights after contract award. The actual proposed name does not need to be finalized by the NRFP closing date.

Q9. Can subconsultants or subcontractors submit on multiple teams/proposals?

A9. *Subconsultants and subcontractors may participate on more than one RFPQ team. The RFPQ stage is intended to assess qualifications and capacity and does not require detailed design or pricing. However, if two or more teams sharing the same subconsultant, subcontractor, or key personnel are shortlisted for Stage 2, the RDCK reserves the right, before issuing the Stage 2 NRFP or at any other time, to require that shared party to choose one team, require substitution, require confidentiality measures, or impose other conflict-of-interest mitigation acceptable to the RDCK.*

Q10. Is the existing facility open for viewing?

A10. *The facility is open to the public during regular operating hours. Respondents may view publicly accessible areas only. Respondents must not contact facility staff, request information from facility staff, access non-public areas, take measurements in restricted areas, or conduct intrusive investigations except through arrangements approved in writing by the RDCK Contact Person. Any formal site access opportunities for shortlisted Proponents will be identified in the Stage 2 NRFP. Regular public hours are subject to change; Respondents should confirm current public hours through RDCK public facility information before visiting.*

Facility	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Aquatic Centre	9:00am-4:00pm	6:00am-8:00pm	6:30am-8:00pm	6:00am-8:00pm	2:00pm-8:00pm	6:00am-8:00pm	9:00am-4:00pm
Fitness Centre	9:00am-4:00pm	6:00am-8:00pm	6:00am-8:00pm	6:00am-8:00pm	6:00am-8:00pm	6:00am-8:00pm	9:00am-4:00pm

Q11. Are you pre-qualifying Design-Builders in general or Design-Builders who can deliver an arena for under \$15M?

A11. *The RFPQ evaluates qualifications, experience, and capability to deliver a project of this nature and complexity. Firms are not required to demonstrate at this stage that they can deliver the facility for anticipated \$15M design-build price. However, at Stage 2 NRFP, shortlisted Proponents will be required to submit a compliant Proposal with Price B not exceeding the anticipated \$15M design-build price, if Price B is used as the evaluation price in the Stage 2 NRFP. A compliant Proposal within the applicable budget requirements will also be required to receive the \$50,000 honorarium. Firms should consider their ability to deliver within the anticipated budget in deciding whether to respond.*

Q12. Are there multiple lots associated with this development? Is consolidation required?

A12. *Yes. There are multiple lots associated with the development area. The RDCK is working with the City of Castlegar on land consolidation and related property matters required for the project. Unless expressly stated in the Stage 2 NRFP or Contract Documents, lot consolidation will remain an RDCK responsibility and should not be assumed to form part of the Design-Builder's scope. The Stage 2 NRFP will identify any Proposal assumptions Proponents should use regarding property status, timing, access, and construction commencement.*

AMENDED RESPONSE FORM

The Authorization section of the Response Form is amended to the version in Appendix A of this Addendum, with the requested change shown in red.

Except as modified by Addendum No. 1, the Request for Pre-Qualification documents for PRJ25033-R1 remain unchanged.



AJ Evenson
Senior Project Manager

- END OF DOCUMENT -

AUTHORIZATION

- 1** By submitting a Response, the Respondent:
- (a) agrees to all of the terms, conditions, and process rules of the RFPQ;
 - (b) agrees to be bound by the statements and representations made in the Response;
 - (c) confirms it has conducted such investigations as were prudent and reasonable in preparing its Response; and
 - (d) agrees the signature requirement for this Authorization will be met by clicking the “I Agree and Submit” button that follows the pop-up advisory associated with Response submission in BC Bid without the need for a signature in the space below, such that clicking the “I Agree and Submit” button will constitute signature by its authorized signatories.

Authorized Signatory Name	
Title	
Date	